

**District VI Advisory Board
Minutes**

www.wichita.gov

**Monday
August 7, 2006
7:00 p.m.**

**Evergreen Recreation Center
2700 N. Woodland
Lounge Clubroom**

The District VI Advisory Board meeting was held at 7:00 p.m. at the Evergreen Recreation Center Lounge Clubroom 2700 N. Woodland. The First Pro-Tem Bob Wine led the meeting with Nine (9) District Advisory Board members in attendance. Nine (9) city staff were present and forty-four (44) members of the public.

Members Present

C. Bickley Foster
Rosalie Bradley
John VanWalleghen
Bob Schreck
Marsha Carr
Carol Skaff
Charlie Claycomb
Sandra Whittington
Jaya Escobar

Members Absent

Veronica Triana-resigned
Linda Matney

Staff Present

Kurt Schroeder, OCI
Scott Knebel, Planning
Paul Gunzelman, Traffic Engineer
Terri Dozal, Neighborhood Assistant
Doug Kupper, Director P&R
Officer Schwiethall, Patrol South
Officer Kyle, Patrol West
Officer Reynolds, Patrol North
Gary Jansen, Public Works

Guests

Listed at end

Call to Order

First Pro-Tem Bob Wine called the meeting to order at 7:00 p.m.

Approval of Minutes

The minutes from July 19, 2006 were approved with amendments and corrections were made.
(Bradley/Claycomb 8-0)

Approval of Agenda

The agenda was approved as submitted **(Schreck/Claycomb 8-0)**

Public Agenda

1. **Scheduled items**- No items were submitted
2. **Off-agenda items**- No items were submitted

Staff Presentations

3. Community Police Report

Officer Reynolds Patrol North stated on 49 Beat *Officer Recio* continues to work on getting permission for setting up a Web page with pictures of prostitutes and johns to see if this will curb this type of activity in the Mid-town area. Officers *Morris, Recio* and *Sharp* are working with Home Depot to get donated paint to cover the Graffiti tagging.

Officer Schwiethall, Patrol South- Beat 22 Old Town discussed the continued tagging problems. We are working a special project on Graffiti and we have caught three male adults tagging and we hope this will help with other arrests. Officers continue to cover the Homeless issue downtown and have developed a brochure about the problem.

Member Escobar arrived at 7: 10 p.m.

Schwindale, continued with 21 Beat saying an association for the Bars in Old Town has developed and is working on aggravated assaults that have been taking place in the area.

Officer Kyle, Patrol West discussed the National Night Out events that took place on August 1st. Delano District, 11 Beat held 14 parties with two locations using the Indent-a-child program processing 250 children. On September 28-30 there will be some training on Into to Terrorism. I don't know the time yet but it will be offered to 50 people. Neighborhood Association presidents will be offered to attend the class first. The retirement home located at 3618 W. 13th is asking about putting in a crosswalk due to the handicapped individuals who can't get across the street to the bus stop

***** **Action:** Receive and file.

4. Ralph Wulz Tennis Center

Doug Kupper, Park & Recreation Director presented information for the outdoor Riverside Tennis Courts asking for authorization for replacement of the four courts with three post-tension concrete courts and authorization for a design/build agreement to enclose the three courts with an inflatable dome. The \$400,000 grant for this project is specifically for the downtown area with a deadline of September 30th. *Kupper* explained the main reason for the dome would be to offer year round activities for youth, teach tennis as an after school recreation for school children along with other children being brought to the facility through YMCA programs. The tennis center improvements would also include climate control, lighting, and fencing. The lifespan of the dome would be 25 years. There would be removal of the old four (4) asphalt courts and replaced with three (3) concrete courts and place a non-permanent dome over the courts. We want to replace the courts with concrete as it costs significant dollars to keep asphalt fresh and concrete requires no maintenance. The dome would be 36 ft. tall and could be taken up and down. The dome could be used for other activities when not in use during the winter season. We propose to landscape two of the four sides of the dome with trees to cover as much as possible. We have heard comments say the dome is undesirable to the eye.

The following are concerns/questions of **DAB members:** *Responses in italics*

- How much would the utility bills be? *\$2-3000 a month and we are still researching about the electricity rates.*
- How much will the dome cost and what is its life expectancy? *The total cost is \$460,000 including the dome, Approx- \$180,000 for three tennis courts including demolition for the*

old courts. Maintenance of the dome will be less than \$1000/ year to keep inflated and working.

- *\$1000 cost, hot air going into dome when it's hot outside, why can't we use Century II and/or the new arena? The charge would be more than \$1,000/month if Century II were used. We won't use the dome when we can't afford to operate it such as from September to May to save on energy bills.*
- *The up and down assembly, will that reduce the life expectancy on the dome? Where the dome is stored is very important, we need to protect it from moisture but the assembly should not deplete the life expectancy.*
- *Will the dome come in other colors? Sandstone and white and we can check other vendors for different colors, but we need something that is cost efficient*
- *Have you researched other locations that have domes and its use and what about Kansas weather? Yes, we have looked at other locations with domes and also checked about the Kansas weather especially the wind. The dome sin other locations are working well and we see no problems due to the wind.*
- *Can the grant money be used for anything else? We can do upgrades to Ralph Wultz Tennis facility and exclude the dome.*
- *Is there any other usage for the dome besides tennis? We haven't explored the idea.*
- *Will this require additional staffing? Not additional park staff but we will work with other programs to assist such as non-profit agencies or YMCA to work with us.*
- *What are alternate proposals if the dome is not supported? Lighting and a variety of other items are needed for the tennis facility.*
- *The biggest moneymaker is tournaments? Will this dome be used for tournaments? With or without the dome, tournaments can be played.*

Five members of the public spoke about the dome: the following are their comments

- *Parks are built for the public and with a dome for indoor tennis will increase fees and many people won't be able to afford it.*
- *Riverside Citizens association has worked hard with the Park department including assisting with tennis tournaments. We voted against the dome and also the Park Board voted against the dome. The association would like to have the repairs and see expansion of the courts.*
- *I used to play at primitive courts and don't want to see the park cheapened by adding a dome. The tennis center needs the courts.*
- *I want to see the money spent in other ways. How many other programs for youth such as the PACK program, that offers summer tennis clinics at reduced fees. Lets have an opportunity to experience something all year long.*
- *There are no funds for annual operating costs of the dome; the Budget would have to come from other park divisions such as maintenance. Why add another facility if we can't take care of it. I have concern about the dome that was over the Edgemoor Pool. What happened to it? We hope City Council will approve the upgrades to the facility.*

******* Action:** Motion to recommended upgrades to the Ralph Wulz Tennis Facility and not include the purchase of the dome. **(Bradley/Schreck 8-1 Foster)**

5. Improvement to the Intersection of 21st Street and Broadway

Paul Gunzelman, Traffic Engineer presented on the 21st/Broadway intersection improvements

that will provide left turn lanes at all four approaches to the intersection and upgrade the traffic signal system with possible construction beginning in Summer 2007. *Gunzelman* stated Trans System, contractor for the project presented the City with several options and he was here tonight to review each option with members and the public.

Schreck stated he liked Option #2. **Carr** asked what are storage bays? *Gunzelman* explained storage bays are left turn lanes and also said he had already met with the 21st/ Business Association and they also liked Option # 2. **Foster** asked what is the rationale for Option #2? Response was there was no impact on the Flat Iron Building a historical structure. **Foster** continued saying this follows closely to recommendation with the 21st Street Plan, as we wanted to keep the Flat Iron Building

****At this time a motion was made (**Schreck/Claycomb 9-0**) to limit public input to three (3) minutes.

Melissa Rodriguez, Rodriguez Fashions 21st and Market asked what would happen to their building as they have a business located in the improvement area? Will we be relocated?

Gunzelman replied the City would work with the businesses that would be affected.

Lola Howard asked when would construction begin? It's been too long. *Gunzelman* replied next year.

Ron Cruz 1308 N. St. Paul said he belonged to the business association and felt this option #2 would not impact a lot of the buildings. We need large turn lanes.

Jessie Viruquez, La Favorita encouraged the board to applaud the city for all their hard work including community involvement. It's not good Quality of Life with Excitement Video in the neighborhood.

Foster asked if this project would allow for a special design such as a Gateway? Response the gateway has been discussed and would be in the plans. **Schreck** asked *Gunzelman* if he would meet with the couple that has concerns about losing their business. **Carr** asked if this option would still allow for the couplet? *No.*

*******Action:** Motion to recommend longer bridge north to allow Option #2 as interchange and gate way to the 21st Street Revitalization Plan. (**Foster/Bradley 9-0**)

6. 21st Street Overpass between Broadway and I-135

Gary Jansen, Public Works presented the proposed options for the 21st Street Overpass between Broadway and I-135. *Jansen* explained an advisory committee was assigned to review evaluation of an overpass bridge that would span all existing railroad tracks in the corridor, except for the BNSF track immediately east of Broadway. Also, the 21st St. roadway would be reconstructed as needed to provide access to adjacent businesses.

Following are the two options:

1. **B-North Bypass Option:** Construct bypass north of 21st Street, with connection points east of Topeka and west of Cleveland.
2. **A.-21st Street Option:** Construct the overpass at the current 21st Street alignment.

Construct frontage roads along both sides of the overpass to access adjacent businesses.

Discussion on topic, responses from *Jansen in Italics*

Van Walleghen asked if an evaluation of the railroad tracks had been done since a big problem is located at the tracks at Broadway and 21st, and this would only be fixing 25% of the problem.

Foster asked if it were possible moving BNSF east, as I don't think the City would close 29th/ Street. It would be a better plan to go south of 21st street and how high will the roadway be?

Grade effect. How about when it snows? *It would be at 4% grade- signals at grade 30-33 ft.*

Will trucks be able to travel on this? *Yes, height over the tracks will be 24 ft.*

Carr asked if an underpass has ever been considered near Broadway? *Not sure, maybe a future study*. What about the North By Pass, would it be feasible to connect to an underpass? *Not sure how we would connect to Broadway as it would remove a lot of the residential properties.*

Wine asked if there were any chances of raising the tracks to go over 21st? *To raise the tracks over 21st, the switching yards would have to be moved and this would cost a lot of money.*

The following are comments from the public: *staff responses in Italics*

- Is 25th street going to be redone and then connect to 29th? *We can't go across Broadway without ruining the 21st/ Business District.*
- Do not delay this project any longer. I drive 21st/ Street 2 times a day and for 40 years nothing has been done.
- I encourage the DAB to listen to us, the City will find money for this project. Let's fix the problem.
- Let's do this, the tracks at Broadway are the worst. We deserve to have something up here, if we don't take this we may not ever get anything.

Foster asked if the tracks are raised going through the city and coal is moving South to plants, What is the use of the Railroads? *This is a way to deal with traffic congestion.* **Claycomb** asked Is there any reason why the 21st/option wasn't selected? **Carr** said a raised overpass, allows travelers to be looking down on salvage yards and that is not good for people coming to Wichita to see.

***** **Action:** Motion to recommend the **North Bypass Option:** Construct bypass north of 21st Street, with connection points east of Topeka and west of Cleveland. Allow relocated BSNF track to go under the overpass if funding ever becomes available to provide for an alternative route. (**Foster/Schreck 8-1 VanWalleghen**)

7. Proposed Rodeo Regulations

Kurt Schroeder, OCI Director stated after complaints from neighbors about excessive noise coming from outdoor rodeos, City Council passed a moratorium on the processing and approval of new licenses for rodeos under section 3.08.040 of the Code of the City of Wichita. "Rodeos" are not defined in either the Wichita-Sedgwick County Unified Zoning Code (UZC) or the City license regulations. Per UZC classifications, outdoor rodeos would qualify as recreation and outdoor entertainment, or as a riding academy and stable. *Schroeder* said a Task Team was formed and asked to review relevant existing licensing, land use, zoning ordinances and other regulations for Wichita and other jurisdictions, The team was to also review national rodeo/animal treatment organization guidelines. The Task Team presented City Council with the three alternative courses of action to be offered this evening.

The options are (1) a total ban on all rodeos, outdoor and indoor; (2) new licensing and UZC regulation to allow indoor rodeos or rodeo events only; or (3) new licensing and UZC regulation to allow both indoor and outdoor rodeos or rodeo events. Also all alternatives could legally include specific exemptions to allow rodeos or rodeo events at specific venues or properties (i.e., the downtown arena, Old Cowtown, or City or County-owned lands).

Discussion from DAB, *Schroeder responses in italics:*

Escobar asked if there is information on rodeo events being held downtown? *No*
With options 2 and 3, City Council could exempt certain properties, but I don't that know yet for sure. **Carr** asked if the noise level of 500 ft. is far enough away for 80 decibel rating? Certain factors would need to be considered. **Foster** stated the PKD Rodeo in Butler Co. adopted an ordinance because of sound for in and outdoor rodeos. **VanWalleghen** asked about the

frequency of events, how would that be considered? *Depends on if rodeos are every weekend or once a year for out door events, we would limit how often there would be outdoor events.*

VanWalleghen said denying rodeos to Hispanics is like saying you can't have baseball to Americans. Let's find a place for people to be able to have rodeos.

Public Comment:

- I live seven blocks from where outdoor rodeos took place and the noise is ridiculous. I couldn't watch TV, go to our outdoor pool. I have lived here 50 years and this is disturbing me. I have rights just as if I was from Mexico.
- State the difference between equestrian event and not a rodeo.
- Place the rodeo grounds under the new overpass. It would be a regional draw. Put something in our area.
- I want Option #2 to allow for indoor rodeos. Create an entertainment district. Families enjoy rodeos.

Escobar finished saying if we agree to option #1 we could lose other possibilities for our area. I support Option 2 for indoor rodeos.

***** **Action:** Motion to recommend Option 2 to allow indoor rodeos or rodeo events only. (Escobar//Bradley 9-0)

BOARD AGENDA

8. Problem Properties

DAB Members were told to contact the neighborhood assistant with any problem properties.

***** **Action:** Receive and propose appropriate action.

9. Neighborhood Reports

Riverside Citizens Association will hold an Ice Cream Social for their next meeting at Sims Park under the sheltered area at 7 pm.

***** **Action:** Receive and file.

Updates from Council Member Fearey

Council Member Fearey was not present for the meeting.

With no further business to discuss the meeting adjourned at 10:15 p.m.

Guests

Betty Pitts	3342 Riverdale
Pedro Triana	2007 N Market
Kathy Dittmer	823 Litchfield Riverside Citizens Assoc.
Janis Watkins	601 W. 39 th St. N
Sharon O'Connor	501 W. 39 th St. N.
Julian Lopez	2243 Jackson
Bonnie Holmes	2246 Columbine Benjamin Hills
Jerry Prichard	1607 N. Clarence Indian Hills- Riverbend
Ken Thomas	2300 N Broadway 67204 21 st Business kenthomas@treatco.com
Jenese Furstenberg	2242 Columbine Benjamin Hills
Arlene Mitchell	2136 N. Mosley ahotrod7@msn.com

Janet Miller	1102 Jefferson HMCA
Melissa Rodriguez	212 E. 21 st St. Rodriguez Fashion Meli_rdguez@yahoo.com
Sheldon Kamer	800 E. 21 st
Beatriz Ledezma	2300 N. Broadway 21 st Business Tiempos News Paper beatriz@tiemposTP.com
LYL Sub	1545 29 th N.
Matt Alter	421 E. 21 st Street N.
Judith Rodriguez	455 N. Main
Carlos Contreras	2218 N. Wellington El Pueblo
Karl T Urban	2443 Litchfield 67204
Merl Hollis	2307 N. McLean Blvd 67204 Benjamin Hills MHOLLIS1@COX.NET
Juan Moreno	455 N. Main 67202 688-9500
Tim Reynolds	455 N. Main 67202 688-9500
Antonio Rodriguez	2603 N. Hood Rodriguez RN.
Delfino Morillon	2506 N Rosenthal Rodeo Santa Rosa
Leslie Hicks	2230 Cardinal Ben. Hills
Judy Schoenecker	3801 N. Broadway
James Rowe	3801 N. Broadway
Sharon Stouth	2105 N. Broadway El Pueblo tstauth@cox.net
Judy Gomez	2864 N. Meridian BHNA
April Gomez	2520 W. 27 th St. N BHNA
Michelle Winkelmann	225 N. Market Parsons Brinckerhoff
Alicia Harris	2219 N. Broadway
Vincent Gruenbacher	2219 N. Broadway
Joel Goertz	2021 N. Old Manor Apt. 1203 67208
Lola Howard	2534 Mascot
Wendell Turner	2623 Fairview
La Favorita	201 E. 21 st St. 21 st St. Bus. Chuy34@cox.net
THAI BINH CO.	1530 W. 21 st JN@THAIBINH.KSCOXMAIL.COM
Randall	13700 Pinnacle merandall@cox.net
Jule Glass	8520 Huntington
Geoff Swenson	3040 N Jeanette 67204

Respectfully Submitted,

Terri Dozal, Neighborhood Assistant